BREAKAWAY INCLUSIONS

complete tender inclusions.....

CONCRETE SLAB

Engineer designed concrete slab to suit class "M" site.

Engineer designed concrete slab to Porch/Patio & Alfresco.

TERMITE TREATMENT

Granitgard Non Toxic Termite Barrier system to perimeter & pipe penetrations with 50 year warranty.

FRAME

90mm & 70mm HYNE Pine Timber frames (Subject to Design).

2440mm high ceilings to ground floor and first floor.

450mm eaves to roof linings.

300mm engineered joist systems.

BRICKWORK

Extensive Brick Selection from Builders Group 1 Range from PGH™, BORAL® and AUSTRAL®. Off White mortar joints with choice of raked, ironed or flush joints.

LIGHT WEIGHT CLADDING

Hardies fibre cement cladding or feature timber panelling (Subject to Facade & Design).

FASCIA & GUTTER

Colorbond metal fascia and barge. Colorbond® Quad gutter with 100x50mm rectangular downpipes.

ROOFING

CSR MONIER™ concrete roof tiles in Horizon profile including sarking to underside of roofing.

COLORBOND roof in a range of colours including Builders Blanket Insulation (Only available on nominated home designs).

WINDOWS

Wideline Horizon aluminium windows & sliding doors in standard colour range including keyed window and door locks. Obscure glass to all bathrooms, ensuite, WC's and powder room.

GARAGE DOORS

B&D™ Colorbond® Slimline Panelmasta garage door in woodgrain finish (Standard Colorbond Colours).

Merlin auto garage door opener including 2 x keyring remotes and 1 x wall button.

GAS CONNECTION

Gas point provision to Cooktop, Hot Water System and Internal Heating Point (subject to Natural Gas availability).

HOT WATER SYSTEM

RINNAI Infinity 24L 5 star instantaneous hot water system including standard recess box.

EXTERNAL DOORS

HUME Verve Range VER1, VER2, VER4 & VER11 entrance doors (with clear glass) in paint or clear finish.

HUME Glass Opening XF1 laundry door (Painted Finish).

Sidelights where applicable are clear glass.

KITCHEN

20mm CAESARSTONE® benchtops to kitchen from Group 1 range.
POLYTECH Melamine doors & end panels from extensive range of colours.
Microwave provision and 1 standard pot draw. (Subject to design)
BLUM soft close drawers and doors to kitchen.
Overhead cupboards to kitchen (as indicated on construction plans).
Bulkhead to overhead cupboards.
Dishwasher provision including cold water point and single power point.
Brushed Aluminium kickboards.
Cutlery tray to kitchen drawer.
30lt Slim twin slide out kitchen waste bin.
Firmware designer handles.
CLARK Vital 1180mm Flushline double bowl stainless steel sink.
CAROMA Saracom sink mixer.
Tiled 600mm splashback to kitchen (Modernview Homes all inclusive range from Di Lorenzo Tiles).

KITCHEN APPLIANCES - Freestanding

EUROMAID 900mm Multi Fuel Freestanding Cooker GE90SS.
EUROMAID 900mm Stainless Steel Canopy Rangehood AAS9SE2.
or

KITCHEN APPLIANCES – Underbench

EUROMAID 900mm Touch Control Underbench Oven MF90.
EUROMAID 900mm Gas Cooktop with Wok, Flame Failure CF9GS.
EUROMAID 900mm Stainless Steel Canopy Rangehood AAS9SE2.

KITCHEN APPLIANCES - Dishwasher

EUROMAID 600mm Stainless Steel Dishwasher DW24S.

KITCHEN APPLIANCES - Microwave

EUROMAID 30L Stainless Steel Microwave Grill & Convection MCG30.

VANITY UNITS

Semi Floating Vanities including tiled kickboard.
POLYTECH Laminated tight form tops from extensive range of colours.
POLYTECH Melamine doors from extensive range of colours.
CAROMA Liano or CAROMA Orbis porcelain counter top basins with chrome pop up plug and waste.
CAROMA Saracom basin mixers.
Polished edge bathroom mirrors.

SHOWERS

INTEGRITY semi frameless showerscreens with pivot door, chrome finish and clear laminated glass.
IRWELL Invigra shower on rail.

TOILET SUITES

STYLUS Prima II close coupled fully porcelain toilet suite.

BATHS

STYLUS Basis white rectangular bath.

BATHROOM ACCESSORIES

CAROMA Cosmo bathroom accessories.

INTERNAL DOORS

HUME flush 2040mm high pre hung internal doors pre-primed for paint finish.

FIXOUT

67 x 18mm architrave with paint finish choice of five profiles.

67 x 18mm skirting with paint finish choice of five profiles.

ROBES

HUME flush 2040mm high pre hung doors pre-primed for paint finish with one white melamine shelf and hanging rail.

LINEN & PANTRY CUPBOARDS

Four melamine shelves to linen and pantry cupboards (subject to design).

DOOR FURNITURE

Front Door: GAINSBOROUGH® Trilock in satin or polished chrome.

Laundry Door: GAINSBOROUGH® Terrace Set in polished chrome and GAINSBOROUGH double cylinder deadbolt in polished chrome.

Other External Doors: GAINSBOROUGH® Terrace Set in polished chrome.

Internal Doors: GAINSBOROUGH® Contractor 100 Series lever handles with privacy sets to all bathrooms and WC's.

Wardrobe Doors: Designer D Handles in satin or polished chrome.

Wall Stops to all internal doors (excluding robes & linen doors).

LAUNDRY

CLARK® 45L stainless steel tub and white metal utility cabinet.

STYLUS Venecia sink mixer to laundry tub.

Mini washing machine stop taps concealed under laundry cabinet.

WALL & FLOOR TILING – WET AREAS

Wall & Floor tiles selected from Modernview Homes all inclusive range from Di Lorenzo Tiles.

Wall Tiling – Tiles to 2000mm high in shower, 500mm over bath, 150mm over vanity & laundry tub and skirting tile to balance.

Floor Tiling – Floor tiling to all bathrooms, ensuites, WC's, powder rooms & laundry (design specific).

Tiled shower niches to Bath and Ensuite (2 Included).

STAIRCASE

Pine stringer, square newel post and handrail, 12mm stainless steel balusters with carpet grade treads and risers (pained finish).

PAINTING

Ceiling: Wattyl Solver Ultra Toned white.

Walls: Wattyl Solver Ultra 3 coat system - one colour throughout matt finish.

Doors & Woodwork: Wattyl Solver Ultra Enamel – one colour throughout satin finish.

Exterior: Wattyl Solargard – one colour.

INSULATION

R2.0 Glasswool batts to external walls including wall separating garage and house.

R3.5 Glasswool batts to ceilings (excluding ceilings to garage, porch, alfresco and balcony)

FLOOR COVERINGS

Main floor tiles from Modernview Homes all inclusive range from Di Lorenzo Tiles. (Porch, Patio and Alfresco excluded)

Carpet to remainder selected from Modernview Homes Group 1 range.

ELECTRICAL

1 Light point to all rooms.
Double power points to all rooms and garage.
2 way switch to stairs and entry way.
2 Television points.
2 Telephone points.
Single power point provision for fridge.
Single power point provision for dishwasher.
Single power point provision for rangehood.
Single power point provision for auto opener.
Single power point provision for microwave.
Combination Fan-Light-Heater (2 Globe) to Bathroom and Ensuite. Exhaust fans to WC's and powder rooms.
Direct wired smoke detectors as required.
Single phase connection to mains power.
RCD safety switch and circuit breakers to electrical meter box.
NBN Wiring between Telstra's outdoor termination box & indoor distribution Panel, including double GPO, 1 free to air TV cable terminating in roof space.

COUNCIL & AUTHORITY FEES
Council Development Application fees.
Construction Certificate fees.
Certifier Inspection fees.
Long Service Levy.
BASIX Certificate.
Structural Engineers fees.
Construction and Home Warranty Insurance.
Standard Water Authority fees.
Occupation Certificate fee (Client to obtain Final Occupation Certificate).
Architectural Plans.
Statement of Environmental Effects.
Waste Management Report.

TENDER INCLUSIONS

The following items will be included in your tender:

- All required site costs, up to 1m fall to block of land.
- Service Connections – water, stormwater, sewer, gas, power and phone.
- Concrete piers to a depth of 1 metre.
- 3000L Slimline rainwater tank including concrete slab as required by BASIX.
- Basic bricklaying scaffolding (2 storey homes) subject to site conditions.
- Safety roof railing to perimeter of roof.
- Void protection.
- Temporary Site Security fencing.
- All Weather Access as required by local Council.
- Sedimentation Control as required by local Council.
- Trade waste compound as required by local Council.
- Shadow Diagrams if required.

NOTE:
Modernview Homes **Breakaway Inclusions** is subject to change without notice and we reserve the right to substitute items and suppliers as shown, due to their unavailability and/or improving the quality of existing products and materials.
Please note that items in our display homes and brochure's may depict finishes, fixtures and features that are not included in Modernview Homes **Breakaway Inclusions.** These include but are not limited to any item upgrades, window & household furnishings, decorator items, decking, landscaping, driveways, gas fireplaces, light fixtures, security systems, air-conditioning systems, timber flooring, paving, flyscreens, built in cabinetry & shelving.
For details regarding home pricing, standard tender inclusions and optional variations please speak to one of our sales consultants or email sales@modernviewhomes.com.au.